

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tudhoe Moor,  
Spennymoor DL16

217426872

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Tudhoe Moor, Spennymoor DL16

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Loft Room**

**Front and Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £850**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£850
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£440.63
Monthly Net Income	£409.38
Annual Net Income	£4,912.50
Net Return	14.58%

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,212.50**  
Adjusted To

Net Return                      **9.53%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£3,277.50**  
Adjusted To

Net Return                      **9.73%**



# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £115,000.



£115,000

## 2 bedroom semi-detached house for sale

+ Add to report

Tudhoe Moor, Spennymoor, County Durham, DL16

NO LONGER ADVERTISED

Marketed from 2 Dec 2024 to 29 Jan 2025 (58 days) by Downen, Spennymoor



£95,000

## 2 bedroom semi-detached house for sale

+ Add to report

Tudhoe Moor, Spennymoor

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Nov 2024 to 12 Apr 2025 (138 days) by Robinsons, Spennymoor

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 3 bedroom town house

Watson Park, Spennymoor, County Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2024 to 2 May 2024 (38 days) by Venture Properties, Durham

+ Add to report



£575 pcm

## 3 bedroom town house

Watson Park, Spennymoor

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2021 to 30 Aug 2021 (44 days) by Robinsons, Spennymoor

+ Add to report

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

Fully compliant tenancy including  
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**